

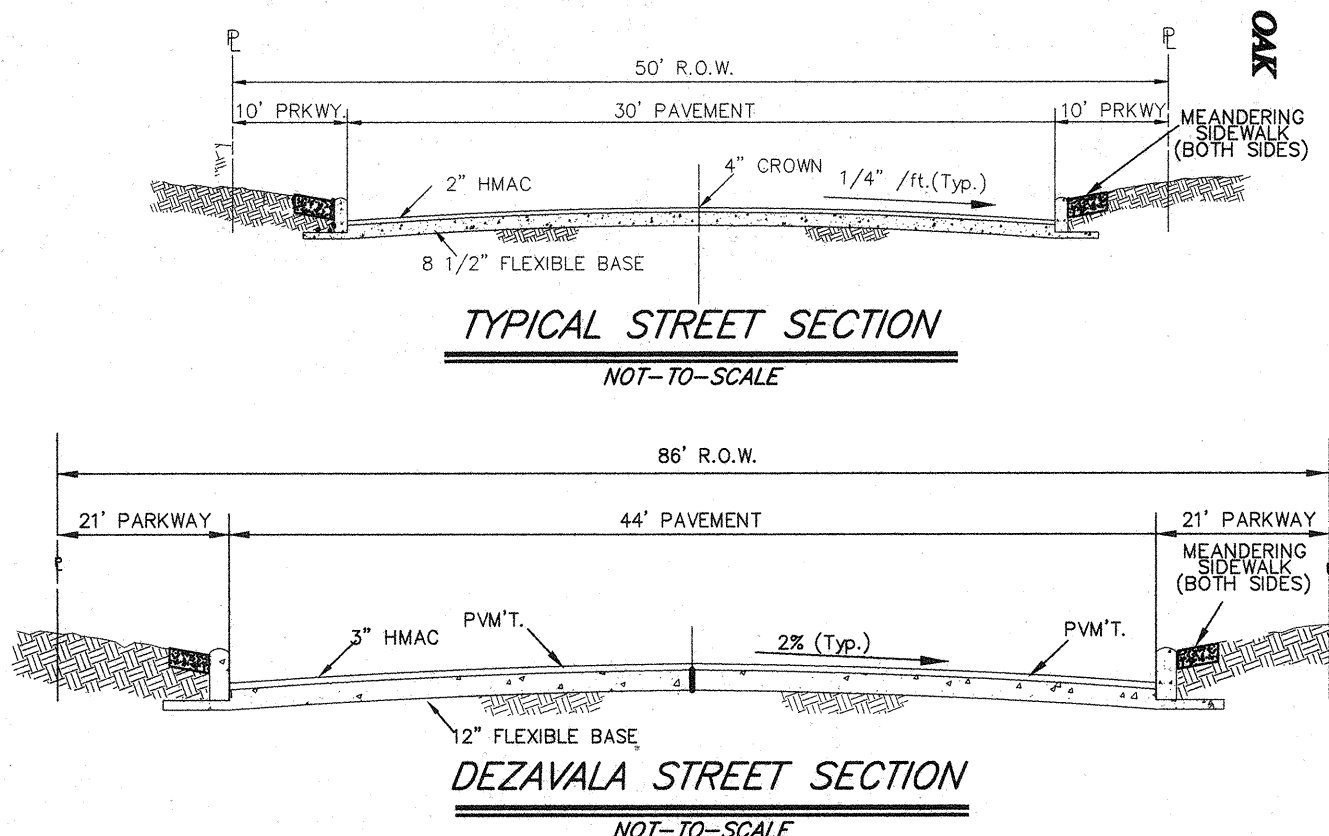
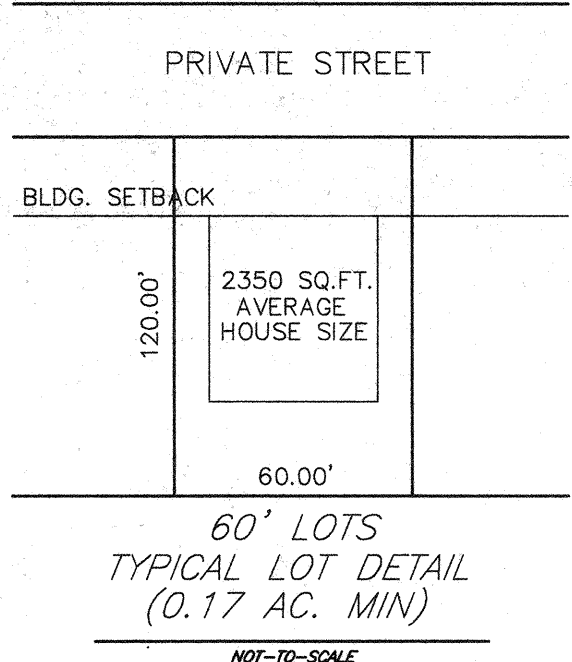
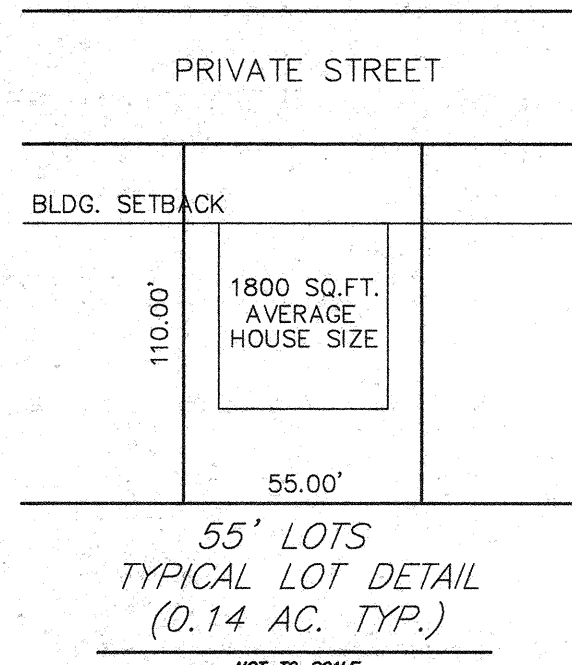
- NOTES:
1. WATER SERVICE TO BE PROVIDED BY SAWS
 2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
 3. GAS AND ELECTRIC TO BE PROVIDED BY CPS
 4. TELEPHONE SERVICE TO BE PROVIDED BY S.W.B. TELE.
 5. CA. TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
 6. ALL ACRESAGES SUBJECT TO CHANGE WITHOUT NOTICE
 7. ALL GREENBELTS ARE DESIGNATED AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CITY EASEMENTS.
 8. DEZAVALA WILL BE DESIGNATED AS A PUBLIC STREET AND SHALL BE MAINTAINED BY THE CITY OF SAN ANTONIO.
 9. ALL STREETS WITHIN RESIDENTIAL DEVELOPMENT WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NOTE:
ALL STREETS WITHIN THE PUD PLAN ARE LOCAL TYPE A UNLESS OTHERWISE NOTED

CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

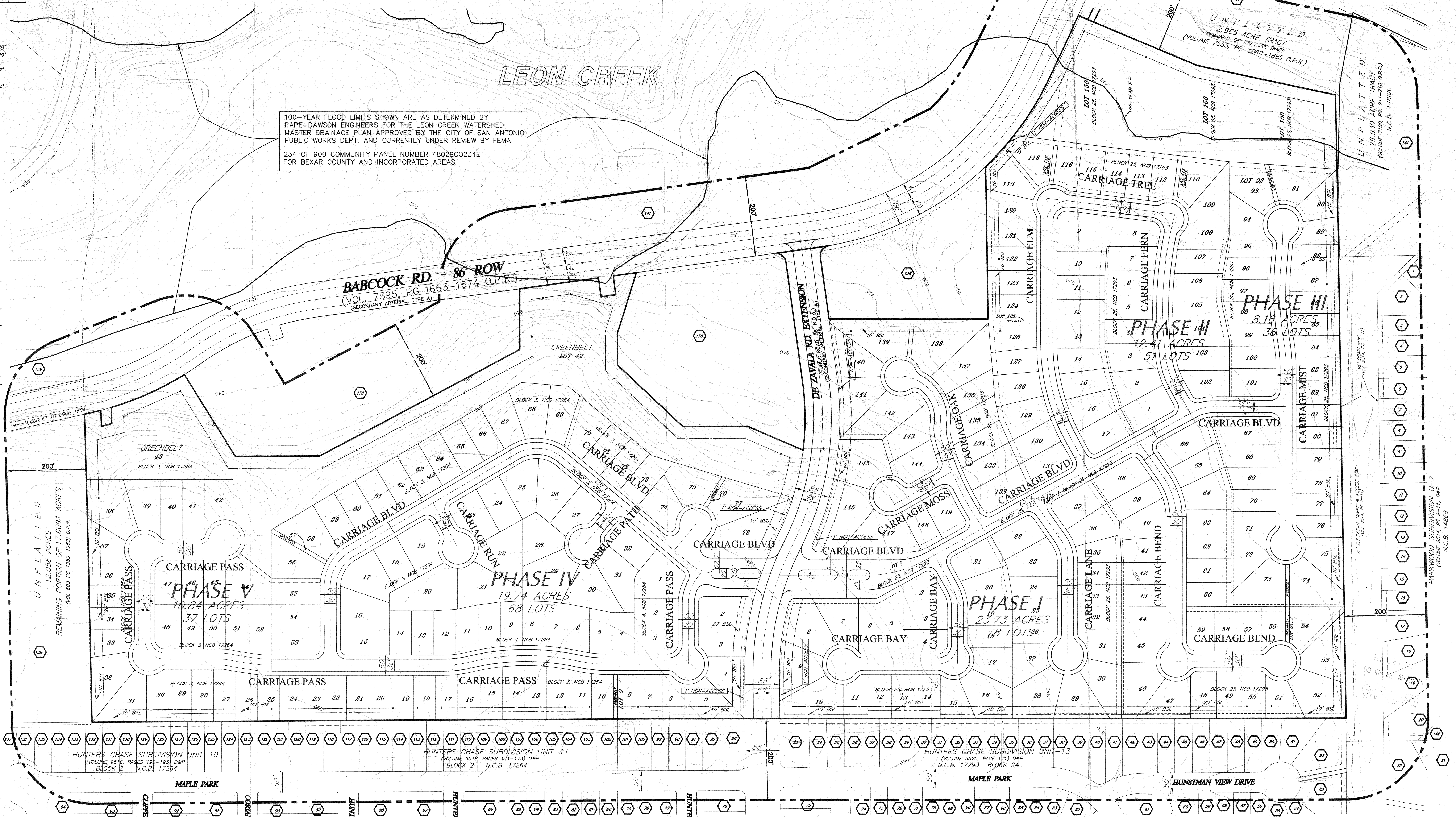
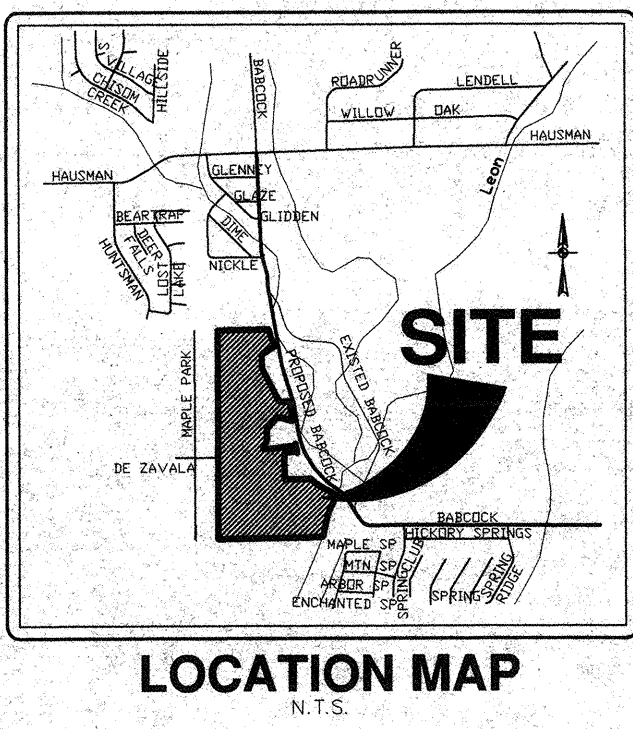
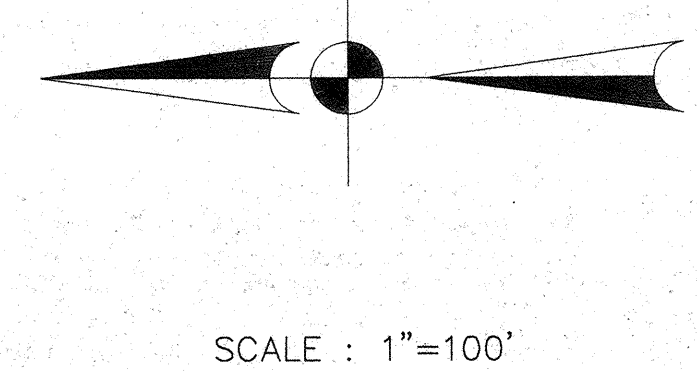
$$R = 0.65(SD_2) - (W1/2 + K_2)$$
$$L = \frac{13(100)}{13 + W1/2 + K_2} - 4$$
$$R = 0.65(200) - (30/2 + 2) = 178'$$
$$L = \frac{13(200)}{13 + (30/2) + 2} = 180'$$
$$R = 0.65(200) - (26/2 + 2) = 180'$$
$$L = \frac{13(200)}{13 + (26/2) + 2} = 114'$$



NOTE: FINAL PAVEMENT SECTIONS THICKNESS TO BE DETERMINED AT A LATER DATE

LEGEND:

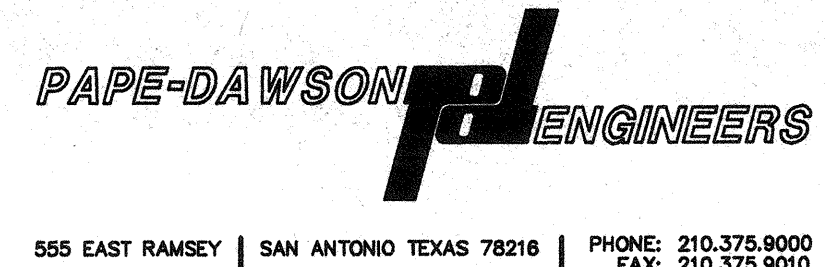
- PUD/POADP
- ① PROPERTY OWNER INFORMATION
- 8' HIGH PERIMETER FENCE



OPEN SPACE TO RATIO AND DENSITY TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	3,281,400	75.33	N/A
BUILDING COVERAGE AREA	545,950	12.53	16.6
OTHER (STREET PAVEMENT)	431,200	9.90	13.1
OPEN SPACE	2,304,250	52.90	70.2

NUMBER OF RESIDENTIAL LOTS	270
55' LOTS	161
60' LOTS	109
AVERAGE HOME SIZE (SQ. FT.)	2022
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.58

DEVELOPER:
CENTEX REAL ESTATE
AGENT: LLOYD A. DENTON, JR.
11 LYNN BATTS LN., SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: 210.828.6131
FAX: 210.828.6137

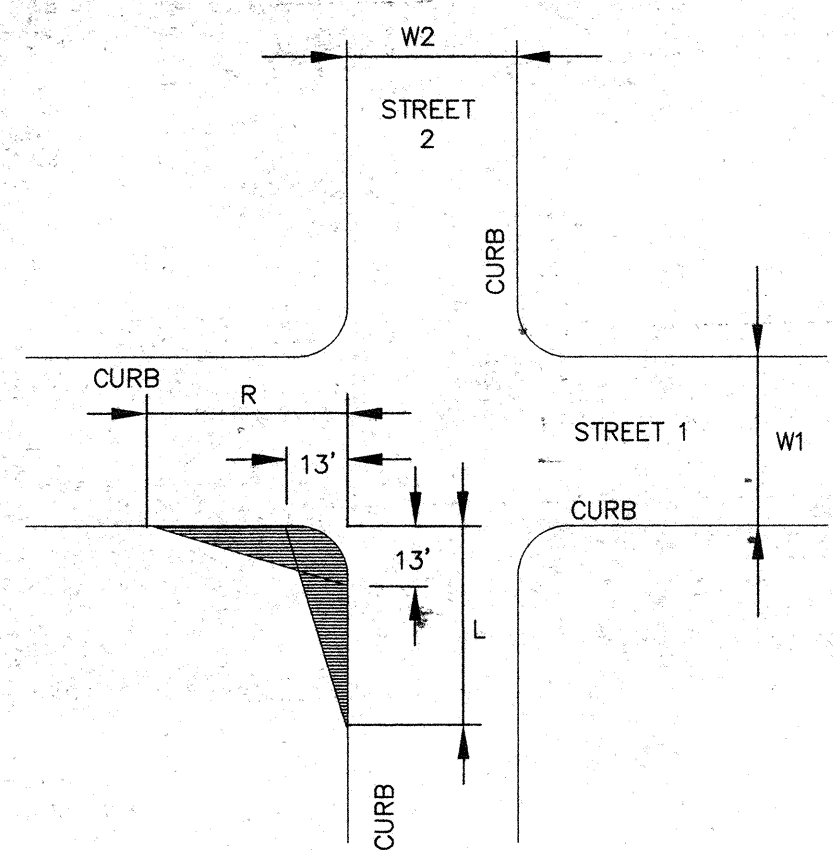


CARRIAGE HILLS PUD / POADP PLAN

DATE: MAY 26, 2000

JOB NO. 3571-16

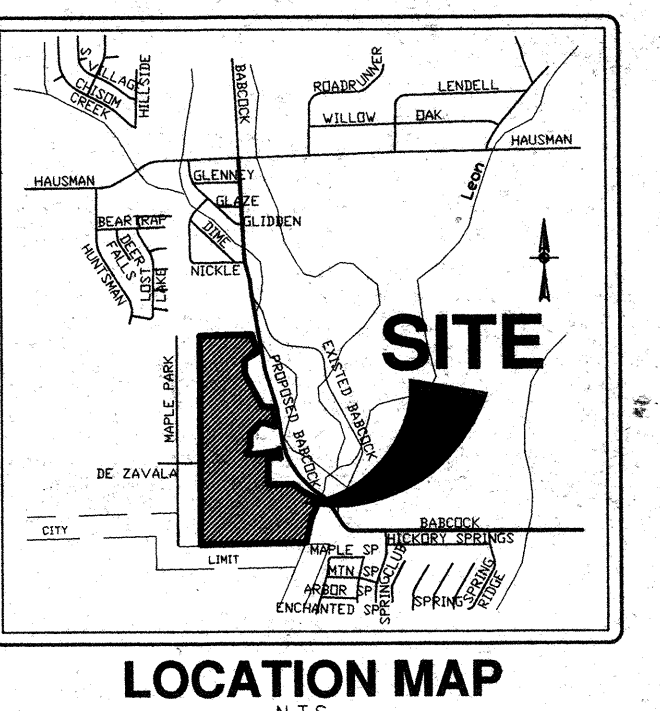
POADP NO. _____ APPROVAL DATE: _____
PUD NO. _____ APPROVAL DATE: _____



- NOTES:**
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LEGEND:

- PUD/POADP
- ① PROPERTY OWNER INFORMATION
- 8' HIGH PERIMETER FENCE



CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$$R = 0.65(SD_1) - (W/2 + K_a)$$

$$L = \frac{13(SD_1)}{13 + W/2 + K_a} - 4$$

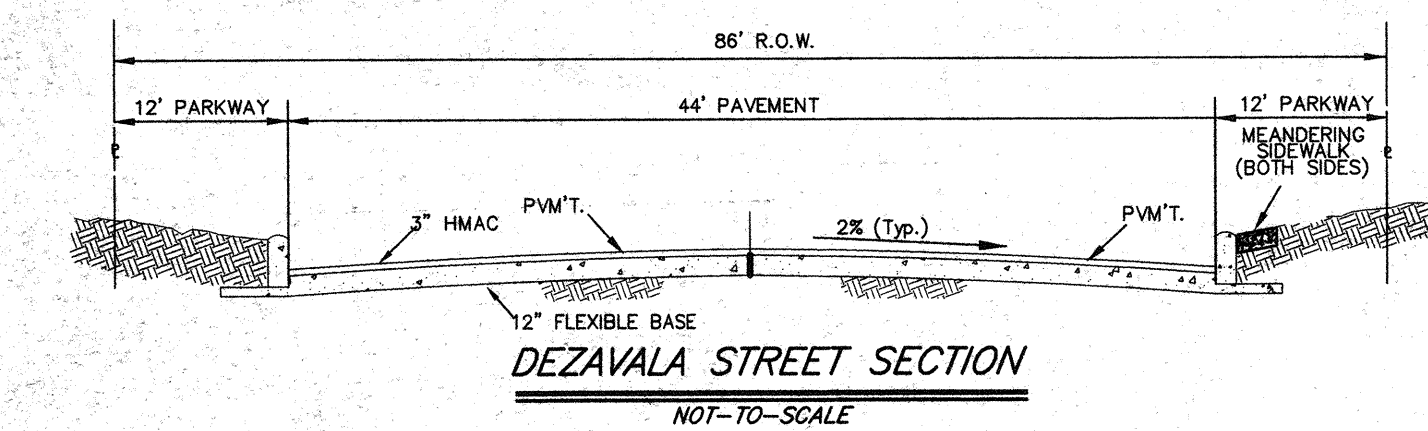
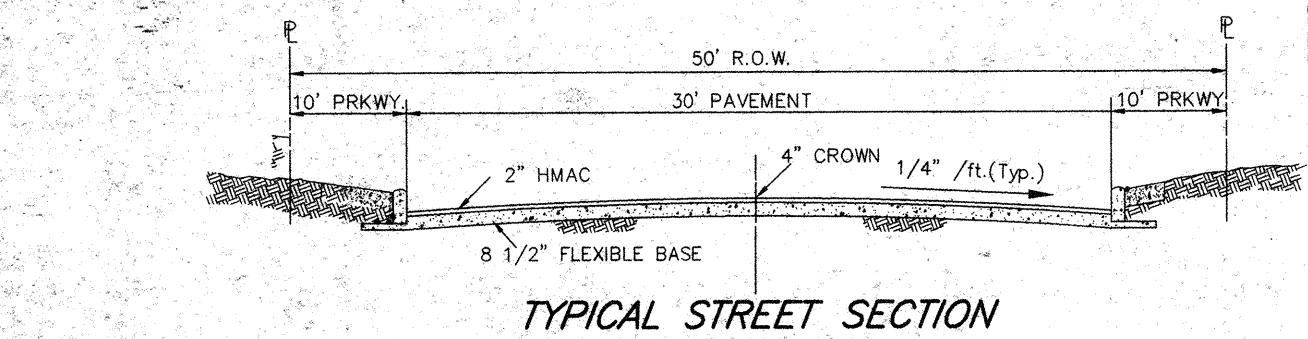
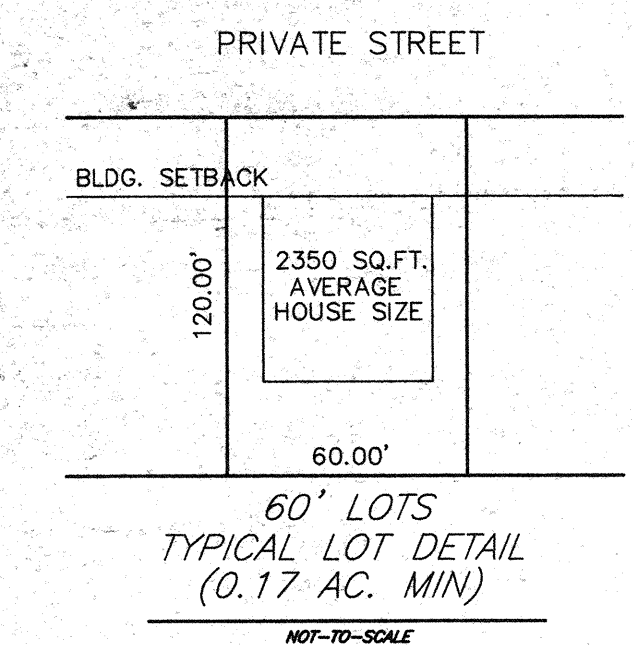
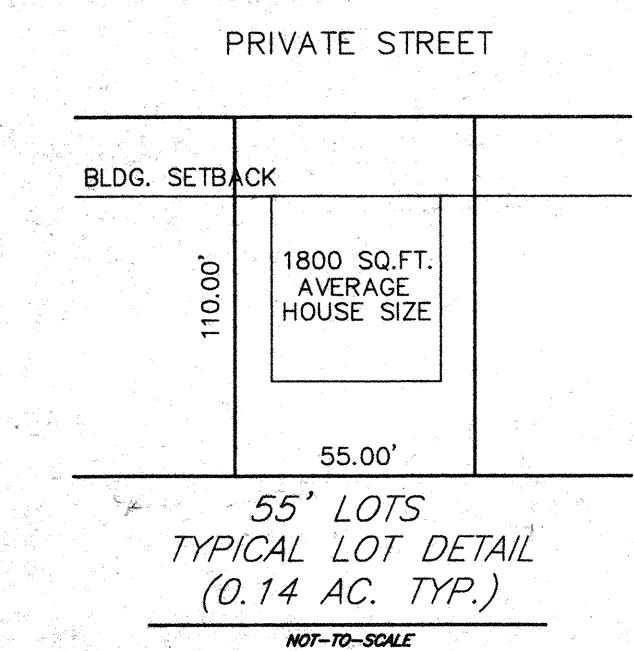
$$R = 0.65(200) - (30/2 + 2) = 178'$$

$$L = \frac{13(200)}{13 + (30/2) + 7} - 4 = 107'$$

$$L = \frac{13(200)}{13 + (26/2) + 7} - 4 = 114'$$

100-YEAR FLOOD LIMITS SHOWN ARE AS DETERMINED BY PAPE-DAWSON ENGINEERS FOR THE LEON CREEK WATERSHED MASTER DRAINAGE PLAN APPROVED BY THE CITY OF SAN ANTONIO PUBLIC WORKS DEPT. AND CURRENTLY UNDER REVIEW BY FEMA

234 OF 900 COMMUNITY PANEL NUMBER 48029C0234E FOR BEXAR COUNTY AND INCORPORATED AREAS.



NOTE: FINAL PAVEMENT SECTIONS THICKNESS TO BE DETERMINED AT A LATER DATE

OPEN SPACE TO RATIO AND DENSITY TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	3,281,400	75.33	N/A
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NUMBER OF RESIDENTIAL LOTS	270
55' LOTS	161
60' LOTS	109
AVERAGE HOME SIZE (SQ. FT.)	2022
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.58

SCALE: 1" = 100'

DEVELOPER:
CENTEX REAL ESTATE

AGENT: LLOYD A. DENTON, JR.
11 LYNN BATTS LN., SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: 210.828.6131
FAX: 210.828.6137

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.8000
FAX: 210.375.8010

CARRIAGE HILLS PUD / POADP PLAN

DATE: APRIL 27, 1999

POADP NO. _____ APPROVAL DATE: 5-19-2000

PUD NO. _____ APPROVAL DATE: _____

151 SUMMIT # 673



CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: 4/26/00 Name of POADP: Carriage Hills
Owners: Centex Real Estate
c/o Denton Development Consulting Firm: Pape-Dawson Engineers, Inc.
Address: 11 Lynn Bates Ln #110 Address: 555 East Ramsey
Zip Code: 78218 Zip Code: 78216
School District: Northside Phone: (210) 375-9000
Existing zoning: P-1; R-1 Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 5 ☒ Yes ☐ No
San Antonio City Limits? ☒ Yes ☐ No
Council District: 8
Ferguson map grid 547, F1

Land area being platted:	Lots	Acres
Single Family (SF)	<u>270</u>	<u>56.69</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u></u>	<u>18.70</u>

Is there a previous POADP for this Site? Name N/A No.

Is there a corresponding PUD for this site? Name Carriage Hills PUD No.

Plats associated with this POADP or site? Name Carriage Hills, Ph I (PUD) No.

Name Carriage Hills, Ph II (PUD) No.

Name Carriage Hills, Ph III (PUD) No.

Contact Person and authorized representative:

Print Name: Jon Adame Signature: Jon Adame

Date: 5/1/00 Phone: (210) 375-9000 Fax: (210) 375-9010

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8½ x 11 reduction with six full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501;
(Level 2 TIA on file per Zoning case #98082)
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does not ☐ does abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is not ☒ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

Babcock Road (New Alignment currently under construction at this time by City of San Antonio)
DeZavala Road (Extension of Approximately 1200 feet will be done as part of this development)

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Jon Adame

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED June 4, 1999



CITY OF SAN ANTONIO

July 7, 2000

Jon Adame, P.E.

Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX

Re: Carriage Hills

POADP # 673

Dear Mr. Adame,

The City Staff Development Review Committee has reviewed Carriage Hills Subdivision Preliminary Overall Area Development Plan # 673. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process. Bexar County Public Works may require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Adame

Page 2

July 7, 2000

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. All Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely

A handwritten signature in black ink, appearing to read "Emil R. Moncivais", written in a cursive style.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr

cc: Andrew J. Ballard, P. E., City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☒ Major Thoroughfare

(2nd REVIEW)

FROM: Michael O. Herrera, Planner II

Date 6-19-00

POADP NAME: CARRIAGE HILLS

(PLEASE BRING REQUEST FOR REVIEW FORM & Plans)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 6-30-00 before the POADP committee.

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Dr. Zuzel's RP extension is
on the MTP requiring 2 min. of 86' ROW

Signature

Title

Date

Signature

Title

Date

May 8, 2000 MH Jr.



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Public Works Date 5/5/00
FROM: luz
ITEM NAME: Carriage Hills FILE # 00-021
RE: Plat Plan

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **Department of Planning, Land Development Services Division, Subdivision Section**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: May, 26, 19 2000

- | | | |
|--|--|--|
| <input type="checkbox"/> Proposed plat-30 days | <input checked="" type="checkbox"/> Variance-15 days | <input type="checkbox"/> POADP's-10 days |
| <input type="checkbox"/> Plat deferral-30 days | <input checked="" type="checkbox"/> Plan / legal doc-15 days | <input type="checkbox"/> Other-15 days |

NO RESPONSE WITHIN THE TIME INDICATED WILL BE
CONSIDERED APPROVAL OF THE ITEM.

☒ I recommend approval

☐ I do not recommend approval

☐ Other:

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

[Signature]
Signature

S.R. Eng. Assoc.
Title

7/7/00
Date

Traffic Impact Analysis (TIA) Threshold Worksheet

ID 1998 TIA 0664

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Carriage Hills (P.U.D.)

Location: West of the new alignment of Babcock Road, north and south of proposed extension of DeZavala Road

Applicant: Centex Real Estate c/o Denton Development

Address: 11 Lynn Batts Ln #100, San Antonio, Texas 78218

☒ Owner or ☐ Agent

Phone Number: (210) 828-6131

Permit Type (check one):

☐ Zoning, N.C.B. ☒ POADP # ☐ Plat # ☐ Bldg. Permit # ☐ Other: _____

BOX A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Single Family Residential- PUD	277	5-6 pm., Wkday	0.72	199	ITE Code: 270 Other:

BOX B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	Other*				
Office	4.76			5-6 p.m. Weekday	28.28/Acre	135	ITE Code: 950
Convenience Store		1,500		5-6 p.m., Weekday	62.57/1,000 SF	94	Other: 835
Fast Food		9,000		AM, Weedkay	46.25/1,000 SF	417	834

*specify: _____

BOX C (Updated TIA) If property already has a TIA on file, complete Box C; if not, ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)
845 Peak Hour Trips	839 Peak Hour Trips	Decrease of 6 Peak Hour Trips

BOX D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Jon Adame, P.E., Pape-Dawson Engineers, Inc.

Date: April 25, 2000

Comments: _____

BOX E (For Official Use Only, Do Not Write in this Box)

_____ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
 _____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
 _____ The traffic impact analysis has been waived for the following reason(s): _____

Reviewed by: _____

Date: _____

3571/16/WORD/FORMS000425a1

NOTE: GFA = Gross Floor Area (bldg size)

ITE = Institute of Transportation Engineers, *Trip Generation*, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1830026

AMT ENCLOSED _____

50-04-5573
CENTEX HOMES
16414 SAN PEDRO, STE. 700
S.A. TX. 78232

AMOUNT DUE 381.10
INVOICE DATE 5/10/2000
DUE DATE 5/10/2000

PHONE: 000 - 0000

CARRIAGE HILLS
POADP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 5/10/2000 INVOICE 1830026 ACCOUNT 50-04-5573 DUE DATE 5/10/2000 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 05/09/2000 CK# 068327 CARRIAGE HILLS
END 05/09/2000

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

CENTEX HOMES

SAN ANTONIO DIVISION

16414 SAN PEDRO, SUITE 700
SAN ANTONIO, TEXAS 78232
(210) 496-1985

No. 068327

64-1278
611

DATE: April 27, 2000

AMOUNT

\$381.10

VOID AFTER 90 DAYS

Bank of America, Bank of America, N.A., Atlanta, Dekalb County, Georgia

PAY TO THE
ORDER OF: City of San Antonio


AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈068327⑈ ⑆061112788⑆ 329 997 1426⑈

CENTEX HOMES / SAN ANTONIO DIVISION

No. 068327

INVOICE NO.	INVOICE DATE	CODE	JOB IDENTIFICATION	GROSS	DISCOUNT	NET
		71521	CH-LD-1	\$381.10		\$381.10
PAPE-ROUSON ENG. CARRIAGE HOUSE (P.O.A.D.P.)						

PAYEE: City of San Antonio

VENDOR NO.: 1861

DATE: 4-27-00

TRANSMITTAL



Dept: PLANNING DEPT.
To: EDWARD, LUZA LIZ
Date: MAY 1, 2000
Re: CARRIAGE HILLS
Plat No. _____ SAWS Job No. _____

QUANTITY	DESCRIPTION
8	B/L PRINTS
1	8 1/2" x 11" REDUCTION
1	CHECK # 068327 - FESS \$381.10
1	TIA WORKSHEET
1	POADP APPLICATION

If enclosures are not as noted, kindly notify us at once.

☐ Plat ☐ Street ☐ Water ☐ Sanitary Sewer ☐ Utility Layout ☐ Signature
☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS

"POADP SUBMITTAL"

Fred digital
red file 5.3.2000

From: FRED V. SORIANO Project No.: 3571.10
FILES

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

2HR RUN

TRANSMITTAL

MAIN PLAZA BLDG.
114 W. COMMERCE
78205



To: Planning Dept Date: 6/16/00

Attn: Mike Herrera

Re: Carruage Hills

QUANTITY	DESCRIPTION
6	Revised P.O.A.D.P.
1	Disk
1	Comment letter from your office
1	Redline P.O.A.D.P.

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS Mike, Please call me if there is any problems. All comments I have been addressed. Please route this ASAP.

Thanks

From: Jon Adame Project No.: # 3571-16

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com